

# \$450,000 - 1309 17 Avenue S, Lethbridge

MLS® #A2253180

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

This well-maintained home has great curb appeal and sits on a quiet street just off 16th Avenue, offering quick access to anywhere in the city. With over 1,000 sq. ft., it features 4 bedrooms and 3 bathrooms. The main floor has the convenience of three bedrooms, while the basement adds a spacious family room, laundry area, a third bathroom, and an extra-large bedroom.

Recent upgrades include a newer furnace and hot water on demand installed in 2025. Outside, youâ€™ll find a beautifully landscaped yard with paving stones and a covered patio space beside the drywalled, painted, and heated garage. Both the home and garage are fitted with gemstone lights. Contact your REALTOR® today to arrange a viewing. Quick possession is possible

Built in 1959

## Essential Information

MLS® #	A2253180
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.14



Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1309 17 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1K9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 4th, 2025
Days on Market	4
Zoning	R-L

### Listing Details

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